087.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,200 / 927,200
					USE VALUE:	927,200 / 927,200
					ASSESSED:	927,200 / 927,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERMAN ROBERT H ETAL/ TRUSTEES	
Owner 2:	ROBERT H BERMAN REVOCABLE TR	
Owner 3:	MARILYN J LEWIS REVOCABLE TR	
Street 1:	50 RICHFIELD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BERMAN ROBERT H--ETAL -
Owner 2:	LEWIS MARILYN JUDITH -
Street 1:	50 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,912 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Brick Veneer Exterior and 2004 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8912.000	446,000		481,200	927,200
Total Card	0.205	446,000		481,200	927,200
Total Parcel	0.205	446,000		481,200	927,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.67 | /Parcel: 462.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55120
GIS Ref	
GIS Ref	
Insp Date	11/28/18

!7090!

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,800	0	8,912.	481,200	927,000	927,000	Year End Roll	12/18/2019
2019	101	FV	345,500	0	8,912.	446,800	792,300	792,300	Year End Roll	1/3/2019
2018	101	FV	345,500	0	8,912.	446,800	792,300	792,300	Year End Roll	12/20/2017
2017	101	FV	345,500	0	8,912.	391,800	737,300	737,300	Year End Roll	1/3/2017
2016	101	FV	345,500	0	8,912.	357,400	702,900	702,900	Year End	1/4/2016
2015	101	FV	336,900	0	8,912.	316,200	653,100	653,100	Year End Roll	12/11/2014
2014	101	FV	336,900	0	8,912.	299,000	635,900	635,900	Year End Roll	12/16/2013
2013	101	FV	336,900	0	8,912.	284,600	621,500	621,500		12/13/2012

PRINT

Date	Time
12/10/20	21:46:06

LAST REV

Date	Time
07/14/20	10:54:38
mmcmakin	
7090	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERMAN ROBERT H	74900-547	1	6/16/2020	Convenience	10	No	No		
	20041-21		8/1/1989		285,900	No	No		Y

USER DEFINED

Prior Id # 1:	55120
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2014	1613	Solar Pa	14,000					Install 22 solar p

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2018	Inspected	BS	Barbara S
11/15/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	345	PATRIOT
4/4/2000	Measured	263	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8912		Sq. Ft.	Site		0	70.	0.77	12									481,155						481,200	

Total AC/HA: 0.20459 | Total SF/SM: 8912 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 481,155 | Spl Credit | Total: 481,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17395210
Const Adj.:	1.02432430
Adj $ / SQ:	150.313
Other Features:	77250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547910
Depreciation:	101911
Depreciated Total:	445999

COMMENTS

OF=SHOWER IN FBTH & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

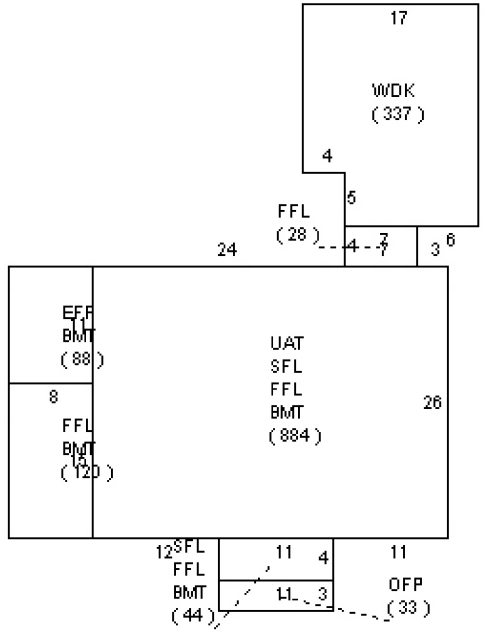
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.88
Special Features:	0	Val/Su Net:	116.78
Final Total:	446000	Val/Su SzAd	222.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,136	45.090	51,227
FFL	First Floor	1,076	150.310	161,737
SFL	Second Floor	928	150.310	139,491
WDK	Deck	337	9.190	3,096
UAT	Upper Attic	221	60.130	13,288
EFP	Enclos Porch	88	59.580	5,243
OFP	Open Porch	33	45.070	1,487
	Net Sketched Area:	3,819	Total:	375,569
Size Ad	2004	Gross Are	4482	FinArea 2004

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc